LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A44732DAL34 Price: 310 000 EUR

agency fees to be paid by the seller

Charming village house with three bedrooms, terrace and garden in the beautiful village of Néffies















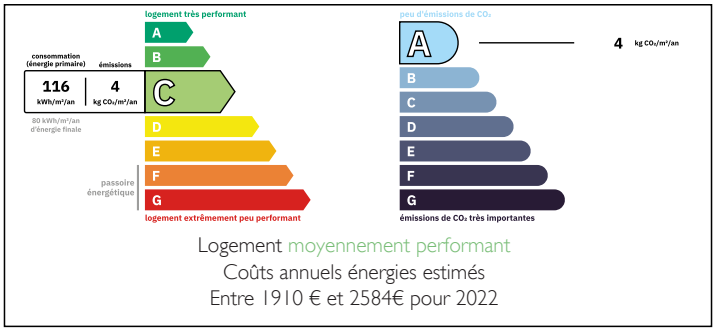
INFORMATION

Town:	Neffiès
Department:	Hérault
Bed:	3
Bath:	2
Floor:	180 m2
Plot Size:	335 m2

IN BRIEF

New and Exclusive to Leggett Immobilier discover this charming property in the heart of Neffiès. Beautifully renovated and tastefully decorated throughout, it offers over 180m² of living space across three floors. The property features a vaulted living room with exposed beams, an oak fitted kitchen with modern appliances, three bright bedrooms, two spacious bathrooms, a private garden, and a terrace overlooking the village church. Perfectly located to enjoy everything the village has to offer, including a wine/tapas bar, bakery, and restaurants.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1910 € et 2584€ pour 2022

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

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LOCAL TAXES

Taxe foncière:	**1040 EUR**

NOTES

DESCRIPTION

The property has been beautifully renovated to offer comfortable living in a very central location within the village.

The ground floor opens into a cave offering over 200m² of space across different areas, including space to park a small car. This leads to the private stone-walled garden, a place to relax, with raised beds and space to dine.

Stairs take you to the first floor, where the balcony offers views of the impressive church, which dates back to the 13th century. You enter into the kitchen, fitted with solid oak cabinets and modern appliances, with plenty of space to cook. This leads through to a tiled south-facing terrace with a built-in BBQ, where you can admire the church's bell tower. From the kitchen, you are led into a bright dining space, equipped with a modern pellet burner. This leads to the first of three bedrooms, which offers a built-in cupboard. This level also offers a large shower room with stunning wood flooring and a large utility area with fitted units. This leads to a further bedroom, which could also be used as an office and provides access to the terrace too.

Stairs lead to the second floor, which opens up into a large mezzanine bedroom, with a spacious sleeping area on one side and an ideal dressing space on the other. Through to the main living room, you are immediately drawn to the vaulted ceiling and stone walls, making this a spacious yet cosy place to relax...